



Bod Heulog New Street, Abergele, LL22 7BE
£235,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	75	A	A
58	75	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Bod Heulog New Street, Abergele, LL22 7BE

£235,000



Tenure

Freehold

Council Tax Band

Band - E - Average from 01-04-2026 £3,022.34

Property Description

The property is approached via a low-level wall with wrought iron railings and gate, leading into a neatly arranged front garden designed for low maintenance. Paving stones guide the way to the entrance, bordered by slate chippings and a flower bed planted with established shrubs. To the side, an additional garden area laid with stone chippings provides further outdoor space.

A traditional porch with timber-framed single glazing offers a practical entrance area, ideal for removing coats and shoes before stepping into the main hallway. A timber door leads inside, where beautiful parquet flooring immediately catches the eye and flows through to several of the ground floor rooms. The hallway also features classic skirting boards, a staircase rising to the first floor, and a useful under-stair cupboard providing storage for coats and everyday essentials.

The lounge is a welcoming and characterful room, enhanced by parquet flooring, picture rails and tall skirting boards that echo the property's period charm. Dual-aspect windows allow natural light to filter through the space, while a prominent chimney breast with a traditional tiled fireplace houses an electric fire, with the option to reinstate an open fire if desired. There is ample space for comfortable lounge furniture, making this a relaxing hub of the home.

The dining room is equally appealing and continues the theme of period features. Parquet flooring and picture rails add character, while a large front-facing window fills the room with natural light. An additional leaded single-glazed window provides further charm. The chimney breast here features a stone mantel and surround with an electric fire in place, concealing a traditional open fireplace behind, creating an inviting setting for family meals and entertaining.

The kitchen is arranged as a spacious open-plan kitchen and breakfast room, finished with attractive tiled flooring. A breakfast bar offers a casual dining option, while a combination

of wall and base units provides practical storage. These are complemented by a modern tiled splashback, a sink and a half, and fitted appliances including a double oven and grill with four-burner gas hob and extractor hood. There is space for a freestanding fridge freezer and plumbing for a washing appliance. From here, access leads to a side porch which connects to the garden and additional storage areas.

The side porch retains classic tiled flooring and provides access to a ground floor WC as well as a useful pantry-style store room. A PVC door opens directly onto the rear garden.

Outside, the garden offers a pleasant and enclosed environment bordered by timber fencing. A large hardstanding area provides space for a timber shed, while a well-maintained lawn creates an ideal space for outdoor enjoyment. A timber decked seating area covered with artificial turf forms a cosy spot for relaxing or entertaining. A mature hedge adds privacy, and a pathway leads to a substantial detached store building separate from the main property. This outbuilding is held on a separate title to the main residence.

Upstairs, the split-level landing adds interest to the layout, with a lower section leading to the outrigger portion of the house before steps rise to the main landing. A large front-facing window with lead-lined patterned glazing fills the space with light.

The primary bedroom is a spacious double with a large front-facing window and a prominent chimney breast, leaving room on either side for freestanding furniture. Tall skirting boards and a radiator complete the room. Bedroom two mirrors the proportions of the first, again offering a generous double room with a front-facing window and chimney breast providing symmetry and character. Bedroom three is also well-sized and capable of accommodating a double bed, with a rear-facing window allowing natural light to fill the room and space for additional bedroom furniture.

The family bathroom is generously proportioned and fully tiled, finished with cushioned flooring for comfort. It features a large corner bath with handheld shower attachment from a mixer tap, a separate shower cubicle with electric shower, WC and hand wash basin. A double linen cupboard with shelving provides excellent additional storage.

Rich in character and history, this distinctive home once formed part of the village blacksmith's premises, with the original smithy historically located beside the house. Today it offers a rare opportunity to own a property with heritage, charm and generous living space in a highly convenient location.

Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

Both full fibre and copper broadband are available to the property. Source - www.openreach.com/fibre-checker - as of 24-1-25

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge

15'11" x 11'10" (4.86 x 3.61)

Dining Room

15'10" x 11'10" (4.85 x 3.62)

Kitchen/Breakfast room

24'11" x 10'2" (7.62 x 3.11)

Bedroom 1

15'10" x 11'10" (4.84 x 3.62)



Bedroom 2

15'10" x 11'10" (4.85 x 3.62)

Bedroom 3

10'3" x 9'0" (3.13 x 2.76)

Bathroom

10'1" x 8'7" (3.09 x 2.63)

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services

Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

